Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17 Elenya Court, Frankston North Vic 3200

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $569,000 & $609,000

Median sale price

Median price	$430,000	Property Type	House	Suburb	Frankston North
Period - From	01/10/2019	to 31/12/2019		Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Terang Pl FRANKSTON 3199	$585,000	20/02/2020
2	106 Dunsterville Cr FRANKSTON 3199	$575,000	12/12/2019
3	72 Carramar Dr FRANKSTON 3199	$569,000	19/10/2019

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 17/03/2020 18:47

CONSUMER AFFAIRS VICTORIA

eview GROUP

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Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
$569,000 - $609,000
Median House Price
December quarter 2019: $430,000

Comparable Properties

6 Terang Pl FRANKSTON 3199 (REI)

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Price: $585,000
Method: Sold Before Auction
Date: 20/02/2020
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments

106 Dunsterville Cr FRANKSTON 3199 (VG)

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Price: $575,000
Method: Sale
Date: 12/12/2019
Property Type: House (Res)
Land Size: 538 sqm approx

Agent Comments

72 Carramar Dr FRANKSTON 3199 (REI/VG)

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Price: $569,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)
Land Size: 764 sqm approx

Agent Comments

Account - Eview Group Frankston

REIV

propertydata
.com.au